WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/03 13:22 2pgs
Fees:13.00 Taxes:758.50
20030604-0076506

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name Kelley Brad Burns
Address 804 West Hillwood Drive
City/State/Zip Nashville, TN 37205

SEND TAX BILLS TO:
Name First Franklin Financial Corporation
Address 150 Allegheny Center Mall
City/State/Zip Pittsburgh, PA 15212

FOR AND IN CONSIDERATION of the sum of **$10.00**. **Donald E. Cole and Paula S. Cole, Husband and Wife as Joint Tenants** have this day bargained and sold, and do hereby transfer and convey unto **Kelley Brad Burns, An Unmarried Man, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 222 on the Plan of Horton Heights, Phase D, of record in Plat Book 2133, Page 78, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being all of the same property conveyed to Donald E. Cole and wife, Paula S. Cole, by Warranty Deed from Jeffrey Bradford and wife, Jeanne W. Bradford, dated December 4, 1998, of record in Book 11239, Page 318, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2003 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 102, Group 12, Parcel 49

This is improved property known as: 804 West Hillwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **We** covenant that **we are** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind **our** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **our** hands this **27th** day of **May 2003**.

Donald E. Cole

Paula S. Cole

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **Christopher M. Corriveau**, a Notary Public in and for said County and State, **Donald E. Cole and Paula S. Cole** with whom I am personally acquainted, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this **27th** day of **May 2003**.

Commission expires **June 18, 2005**

Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is $205,000.00

Affiant Kelley Ann Ahern

Subscribed and sworn to before me, this the 27th day of May,2003.

My commission expires June 18, 2005

Notary Public - Register

